

# \$369,500 - 49 Harper Drive, Sylvan Lake

MLS® #A2212173

## \$369,500

3 Bedroom, 2.00 Bathroom, 1,069 sqft  
Residential on 0.11 Acres

Hewlett Park, Sylvan Lake, Alberta

Welcome to this fully finished bi-level home located on a quiet street in Hewlett Park. As you step inside, the open-concept main floor greets you with a spacious entryway and a large living room featuring beautiful hardwood floors. Just a few steps up, the large dining room offers ample space for family gatherings, while the kitchen boasts an eating bar, corner pantry, and stainless-steel appliances. The main floor also features a 4-piece bathroom and two bedrooms, including a generously sized primary bedroom with dual closets. Heading downstairs, you'll find a large family room perfect for entertaining or relaxation, along with a third bedroom featuring dual closets (one with access to the expansive storage area under the living room). A 4-piece bathroom and utility/laundry room complete the lower level.

Step outside through the kitchen door to a south-facing back deck, ideal for enjoying the sunshine while overlooking the fully fenced yard. The backyard also includes under-deck storage, a fire pit, and a convenient 2-car parking pad off the back alley. This home is located just minutes from schools, shopping, and all the amenities you need. Don't miss your chance to make this move-in-ready home yours! Boxes of hardwood flooring in storage area stay. Furnace and Carpets were just professionally cleaned!

Built in 1998



## Essential Information

MLS® #	A2212173
Price	\$369,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,069
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	49 Harper Drive
Subdivision	Hewlett Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1X7

## Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	17
Zoning	R5

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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